



OFFICE BUILDING FOR SALE

3721 TECPORT DR
HARRISBURG, PA 17111



425 N. 21st Street Suite 302
Camp Hill, PA 17011
www.landmarkcr.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Price Not Disclosed
Building Size:	145,700 SF
Available SF:	19,499 - 70,673 SF
Land Size:	11.4 Acres
Stories	3
Building Class:	B+
County:	Dauphin
Township:	Swatara Township
Parking:	6/1,000 SF

PROPERTY HIGHLIGHTS

- Opportunity to purchase a highly visible and well maintained office building in Harrisburg PA.
- Excellent location in an established corporate campus with immediate access to East Shore business corridor and the Pennsylvania State Capitol Complex.
- Located just off of the intersection at I-83 and I-283, adjacent to the Harrisburg Mall.
- Building is in excellent condition thanks to strong local ownership and management.
- Several capital improvements have been recently completed.
- Mid/long term leases in place for approximately 32,000 SF of the building with three strong credit tenants.
- In-place rental income provides a great investment opportunity for any user/owner.
- The entire 2nd and 3rd floors are available and offer 88,150 SF of space ideal for a user/owner. and also features exclusive exterior access, providing direct entry into the space from the southern parking field.



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PROPERTY DESCRIPTION



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The perfect building to unlock the potential of your business. This 145,700 SF office building is located in the Tecport Business Center and is adjacent to the Harrisburg Mall just off I-83. From the expansive renovations inside, to the excellent visibility from the outside, there is not an opportunity like this in the area. The building is currently about 23% occupied which allows a business to occupy roughly 108,000 square feet of the office space and generate additional cash flow from the other tenants in the building. The tenants that are currently in the building have recently signed new leases and offer the buyer flexibility for future growth if desired.

The property is centrally located near the interchange of I-83, US-322, and I-283 which offers easy access to the PA turnpike (I-76) and the Harrisburg International Airport. This location was selected specifically for this business park because of the accessibility to Harrisburg's Central Business District as well as all of the primary corridors of the East and West Shores of the greater Harrisburg Market.

LOCATION DESCRIPTION

Harrisburg is in Dauphin County and is the State Capital of Pennsylvania. The city sits along the eastern shore of the Susquehanna River and grew to prominence because of its centralized location and proximity to the major MSA's of the Northeast United States. Within a three hour drive from Harrisburg, you can reach Philadelphia, Baltimore, Washington DC, New York City, and Pittsburgh. A network of interstates converge in the Harrisburg area including I-81, I-76 (PA Turnpike), I-83, US-22, US-11, US-15, and US-30. The area is home to many National & Global corporations and has a growing economy and skilled work force because of the lower cost of living than larger cities, but is still in close proximity.



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ADDITIONAL PHOTOS



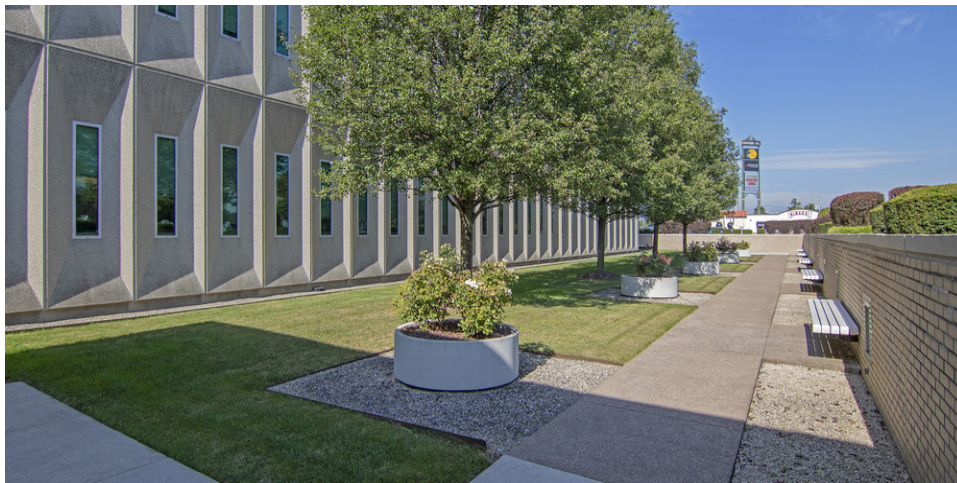
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PARCEL MAP



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LOCAL MAP

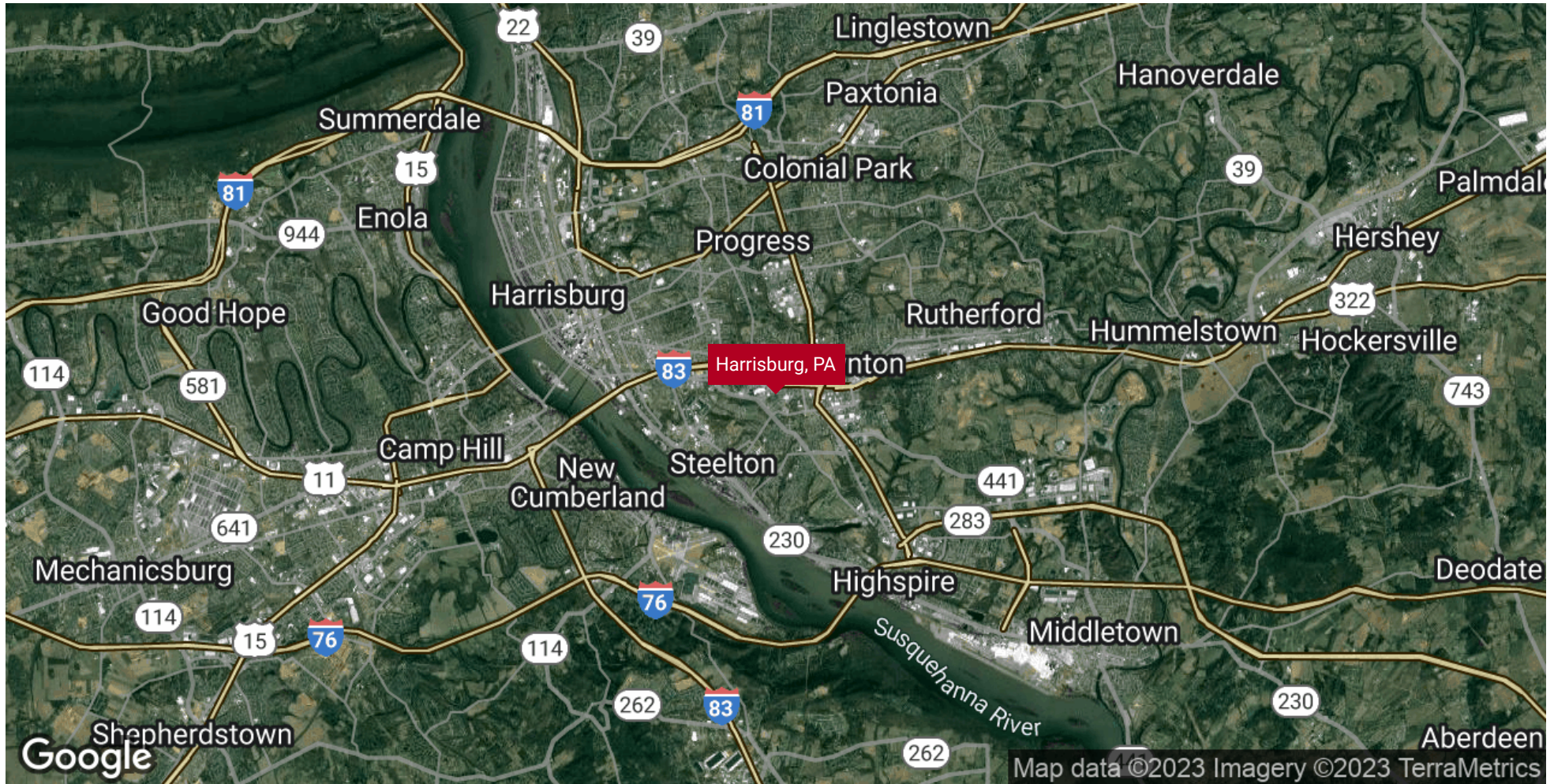


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REGIONAL MAP



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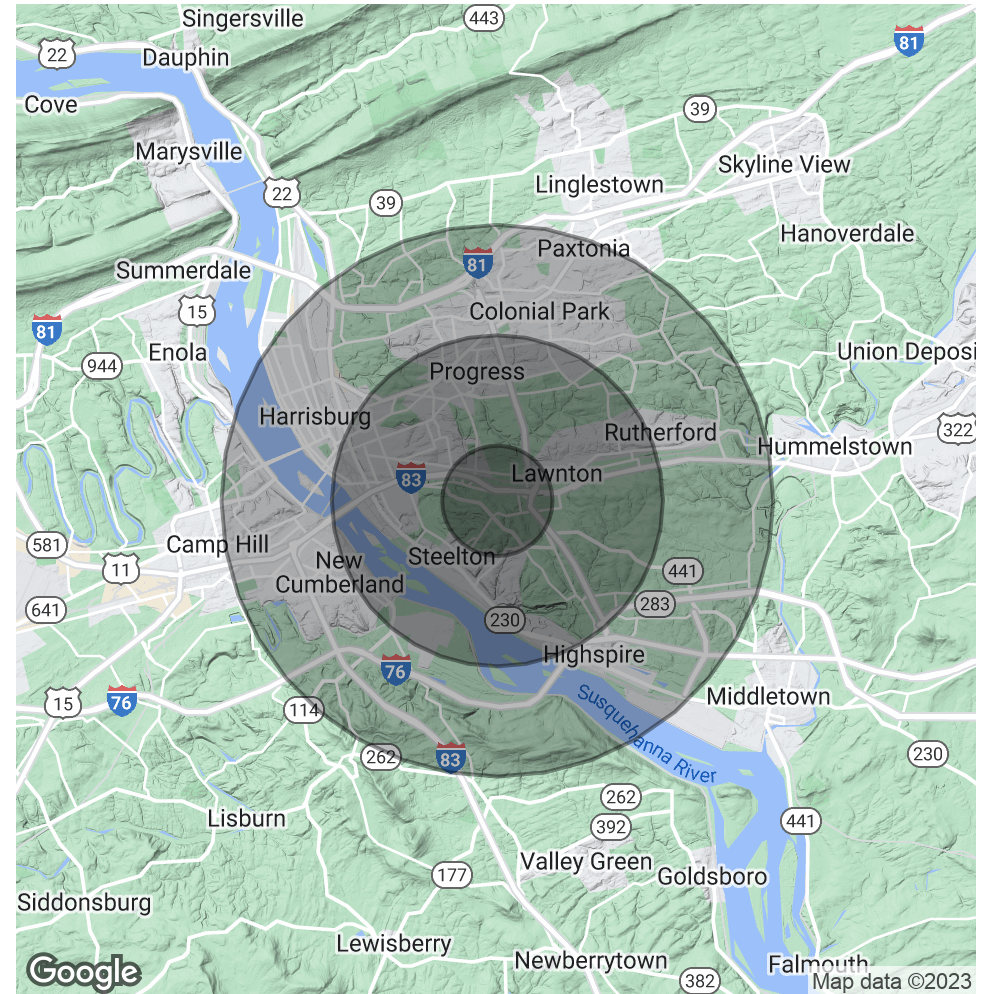
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,774	55,632	150,096
Average Age	41.8	41.6	38.5
Average Age (Male)	41.6	40.2	36.5
Average Age (Female)	41.6	42.6	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,637	24,304	62,105
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$72,649	\$71,258	\$64,122
Average House Value	\$196,919	\$189,061	\$175,038

* Demographic data derived from 2020 ACS - US Census



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